

B1 (Official Form 1)(1/08)

**United States Bankruptcy Court**  
**Northern District of Illinois**

**Voluntary Petition**

Name of Debtor (if individual, enter Last, First, Middle):  
**Kensington Court, LLC**

Name of Joint Debtor (Spouse) (Last, First, Middle):

All Other Names used by the Debtor in the last 8 years  
(include married, maiden, and trade names):

All Other Names used by the Joint Debtor in the last 8 years  
(include married, maiden, and trade names):

Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN) No./Complete EIN  
(if more than one, state all)  
**20-5924221**

Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN) No./Complete EIN  
(if more than one, state all)

Street Address of Debtor (No. and Street, City, and State):  
**4350 Di Paolo Center**  
**Glenview, IL**

Street Address of Joint Debtor (No. and Street, City, and State):

ZIP Code

**60025**

ZIP Code

County of Residence or of the Principal Place of Business:  
**Cook**

County of Residence or of the Principal Place of Business:

Mailing Address of Debtor (if different from street address):

Mailing Address of Joint Debtor (if different from street address):

ZIP Code

ZIP Code

Location of Principal Assets of Business Debtor  
(if different from street address above):

**East Lake Street, Glenview, Cook County, Illinois**

**PIN's 04-35-202-020-000; 04-35-202-021-0000; 04-35-202-022-0000**

**Type of Debtor**  
(Form of Organization)  
(Check one box)

- ☐ Individual (includes Joint Debtors)  
*See Exhibit D on page 2 of this form.*
- ☒ Corporation (includes LLC and LLP)
- ☐ Partnership
- ☐ Other (If debtor is not one of the above entities,  
check this box and state type of entity below.)

**Nature of Business**  
(Check one box)

- ☐ Health Care Business
- ☐ Single Asset Real Estate as defined  
in 11 U.S.C. § 101 (51B)
- ☐ Railroad
- ☐ Stockbroker
- ☐ Commodity Broker
- ☐ Clearing Bank
- ☒ Other

**Tax-Exempt Entity**  
(Check box, if applicable)

- ☐ Debtor is a tax-exempt organization  
under Title 26 of the United States  
Code (the Internal Revenue Code).

**Chapter of Bankruptcy Code Under Which  
the Petition is Filed** (Check one box)

- ☐ Chapter 7
- ☐ Chapter 9
- ☒ Chapter 11
- ☐ Chapter 12
- ☐ Chapter 13
- ☐ Chapter 15 Petition for Recognition  
of a Foreign Main Proceeding
- ☐ Chapter 15 Petition for Recognition  
of a Foreign Nonmain Proceeding

**Nature of Debts**  
(Check one box)

- ☐ Debts are primarily consumer debts,  
defined in 11 U.S.C. § 101(8) as  
"incurred by an individual primarily for  
a personal, family, or household purpose."
- ☒ Debts are primarily  
business debts.

**Filing Fee** (Check one box)

- ☒ Full Filing Fee attached
- ☐ Filing Fee to be paid in installments (applicable to individuals only). Must  
attach signed application for the court's consideration certifying that the debtor  
is unable to pay fee except in installments. Rule 1006(b). See Official Form 3A.
- ☐ Filing Fee waiver requested (applicable to chapter 7 individuals only). Must  
attach signed application for the court's consideration. See Official Form 3B.

Check one box:

**Chapter 11 Debtors**

- ☐ Debtor is a small business debtor as defined in 11 U.S.C. § 101(51D).
- ☒ Debtor is not a small business debtor as defined in 11 U.S.C. § 101(51D).

Check if:

- ☐ Debtor's aggregate noncontingent liquidated debts (excluding debts owed  
to insiders or affiliates) are less than \$2,190,000.

Check all applicable boxes:

- ☐ A plan is being filed with this petition.
- ☐ Acceptances of the plan were solicited prepetition from one or more  
classes of creditors, in accordance with 11 U.S.C. § 1126(b).

**Statistical/Administrative Information**

- ☒ Debtor estimates that funds will be available for distribution to unsecured creditors.
- ☐ Debtor estimates that, after any exempt property is excluded and administrative expenses paid,  
there will be no funds available for distribution to unsecured creditors.

**Estimated Number of Creditors**

☒ 1-49 ☐ 50-99 ☐ 100-199 ☐ 200-999 ☐ 1,000-5,000 ☐ 5,001-10,000 ☐ 10,001-25,000 ☐ 25,001-50,000 ☐ 50,001-100,000 ☐ OVER 100,000

**Estimated Assets**

☒ \$0 to \$50,000 ☐ \$50,001 to \$100,000 ☐ \$100,001 to \$500,000 ☐ \$500,001 to \$1 million ☐ \$1,000,001 to \$10 million ☐ \$10,000,001 to \$50 million ☐ \$50,000,001 to \$100 million ☐ \$100,000,001 to \$500 million ☐ \$500,000,001 to \$1 billion ☐ More than \$1 billion

**Estimated Liabilities**

☐ \$0 to \$50,000 ☐ \$50,001 to \$100,000 ☐ \$100,001 to \$500,000 ☐ \$500,001 to \$1 million ☒ \$1,000,001 to \$10 million ☐ \$10,000,001 to \$50 million ☐ \$50,000,001 to \$100 million ☐ \$100,000,001 to \$500 million ☐ \$500,000,001 to \$1 billion ☐ More than \$1 billion

THIS SPACE IS FOR COURT USE ONLY

|   |               |  |  |
|---|---------------|--|--|
| <b>Voluntary Petition</b><br><i>(This page must be completed and filed in every case)</i>   |               | Name of Debtor(s):<br><b>Kensington Court, LLC</b>   |  |
| <b>All Prior Bankruptcy Cases Filed Within Last 8 Years</b> (If more than two, attach additional sheet)   |               |  |  |
| Location<br>Where Filed: <b>- None -</b>  | Case Number:  | Date Filed:  |  |
| Location<br>Where Filed:  | Case Number:  | Date Filed:  |  |
| <b>Pending Bankruptcy Case Filed by any Spouse, Partner, or Affiliate of this Debtor</b> (If more than one, attach additional sheet)  |               |  |  |
| Name of Debtor:<br><b>- None -</b>  | Case Number:  | Date Filed:  |  |
| District:   | Relationship: | Judge:   |  |
| <b>Exhibit A</b><br><br>(To be completed if debtor is required to file periodic reports (e.g., forms 10K and 10Q) with the Securities and Exchange Commission pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934 and is requesting relief under chapter 11.)<br><br><input type="checkbox"/> Exhibit A is attached and made a part of this petition.  |               | <b>Exhibit B</b><br>(To be completed if debtor is an individual whose debts are primarily consumer debts.)<br>I, the attorney for the petitioner named in the foregoing petition, declare that I have informed the petitioner that [he or she] may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, and have explained the relief available under each such chapter. I further certify that I delivered to the debtor the notice required by 11 U.S.C. §342(b).<br><br><b>X</b> _____<br>Signature of Attorney for Debtor(s) (Date) |  |
| <b>Exhibit C</b>  |               |  |  |
| Does the debtor own or have possession of any property that poses or is alleged to pose a threat of imminent and identifiable harm to public health or safety?<br><input type="checkbox"/> Yes, and Exhibit C is attached and made a part of this petition.<br><input checked="" type="checkbox"/> No.  |               |  |  |
| <b>Exhibit D</b>  |               |  |  |
| (To be completed by every individual debtor. If a joint petition is filed, each spouse must complete and attach a separate Exhibit D.)<br><input type="checkbox"/> Exhibit D completed and signed by the debtor is attached and made a part of this petition.<br>If this is a joint petition:<br><input type="checkbox"/> Exhibit D also completed and signed by the joint debtor is attached and made a part of this petition.   |               |  |  |
| <b>Information Regarding the Debtor - Venue</b><br>(Check any applicable box)   |               |  |  |
| <input checked="" type="checkbox"/> Debtor has been domiciled or has had a residence, principal place of business, or principal assets in this District for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other District.<br><input type="checkbox"/> There is a bankruptcy case concerning debtor's affiliate, general partner, or partnership pending in this District.<br><input type="checkbox"/> Debtor is a debtor in a foreign proceeding and has its principal place of business or principal assets in the United States in this District, or has no principal place of business or assets in the United States but is a defendant in an action or proceeding [in a federal or state court] in this District, or the interests of the parties will be served in regard to the relief sought in this District. |               |  |  |
| <b>Certification by a Debtor Who Resides as a Tenant of Residential Property</b><br>(Check all applicable boxes)  |               |  |  |
| <input type="checkbox"/> Landlord has a judgment against the debtor for possession of debtor's residence. (If box checked, complete the following.)<br><br><div style="text-align: center;">                 _____<br/>                 (Name of landlord that obtained judgment)             </div><br><br><div style="text-align: center;">                 _____<br/>                 (Address of landlord)             </div>   |               |  |  |
| <input type="checkbox"/> Debtor claims that under applicable nonbankruptcy law, there are circumstances under which the debtor would be permitted to cure the entire monetary default that gave rise to the judgment for possession, after the judgment for possession was entered, and<br><input type="checkbox"/> Debtor has included in this petition the deposit with the court of any rent that would become due during the 30-day period after the filing of the petition.<br><input type="checkbox"/> Debtor certifies that he/she has served the Landlord with this certification. (11 U.S.C. § 362(l)).  |               |  |  |

**Voluntary Petition***(This page must be completed and filed in every case)*

Name of Debtor(s):

**Kensington Court, LLC****Signatures****Signature(s) of Debtor(s) (Individual/Joint)**

I declare under penalty of perjury that the information provided in this petition is true and correct.

[If petitioner is an individual whose debts are primarily consumer debts and has chosen to file under chapter 7] I am aware that I may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, understand the relief available under each such chapter, and choose to proceed under chapter 7.

[If no attorney represents me and no bankruptcy petition preparer signs the petition] I have obtained and read the notice required by 11 U.S.C. §342(b).

I request relief in accordance with the chapter of title 11, United States Code, specified in this petition.

**X** \_\_\_\_\_  
Signature of Debtor

**X** \_\_\_\_\_  
Signature of Joint Debtor

\_\_\_\_\_  
Telephone Number (If not represented by attorney)

\_\_\_\_\_  
Date

**Signature of Attorney\***

**X /s/ Abraham Brustein** \_\_\_\_\_  
Signature of Attorney for Debtor(s)

**Abraham Brustein 0327662** \_\_\_\_\_  
Printed Name of Attorney for Debtor(s)

**DiMonte and Lizak, LLC** \_\_\_\_\_  
Firm Name  
**216 Higgins Road**  
**Park Ridge, IL 60068**

\_\_\_\_\_  
Address

**(847) 698-9600 Fax: (847) 698-9623** \_\_\_\_\_  
Telephone Number

**November 20, 2009** \_\_\_\_\_  
Date

\*In a case in which § 707(b)(4)(D) applies, this signature also constitutes a certification that the attorney has no knowledge after an inquiry that the information in the schedules is incorrect.

**Signature of Debtor (Corporation/Partnership)**

I declare under penalty of perjury that the information provided in this petition is true and correct, and that I have been authorized to file this petition on behalf of the debtor.

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

**X /s/ Angelo DiPaolo** \_\_\_\_\_  
Signature of Authorized Individual

**Angelo DiPaolo** \_\_\_\_\_  
Printed Name of Authorized Individual

**Managing Member** \_\_\_\_\_  
Title of Authorized Individual

**November 20, 2009** \_\_\_\_\_  
Date

**Signature of a Foreign Representative**

I declare under penalty of perjury that the information provided in this petition is true and correct, that I am the foreign representative of a debtor in a foreign proceeding, and that I am authorized to file this petition.

(Check only one box.)

☐ I request relief in accordance with chapter 15 of title 11, United States Code. Certified copies of the documents required by 11 U.S.C. §1515 are attached.

☐ Pursuant to 11 U.S.C. §1511, I request relief in accordance with the chapter of title 11 specified in this petition. A certified copy of the order granting recognition of the foreign main proceeding is attached.

**X** \_\_\_\_\_  
Signature of Foreign Representative

\_\_\_\_\_  
Printed Name of Foreign Representative

\_\_\_\_\_  
Date

**Signature of Non-Attorney Bankruptcy Petition Preparer**

I declare under penalty of perjury that: (1) I am a bankruptcy petition preparer as defined in 11 U.S.C. § 110; (2) I prepared this document for compensation and have provided the debtor with a copy of this document and the notices and information required under 11 U.S.C. §§ 110(b), 110(h), and 342(b); and, (3) if rules or guidelines have been promulgated pursuant to 11 U.S.C. § 110(h) setting a maximum fee for services chargeable by bankruptcy petition preparers, I have given the debtor notice of the maximum amount before preparing any document for filing for a debtor or accepting any fee from the debtor, as required in that section. Official Form 19 is attached.

\_\_\_\_\_  
Printed Name and title, if any, of Bankruptcy Petition Preparer

\_\_\_\_\_  
Social-Security number (If the bankruptcy petition preparer is not an individual, state the Social Security number of the officer, principal, responsible person or partner of the bankruptcy petition preparer.) (Required by 11 U.S.C. § 110.)

\_\_\_\_\_  
Address

**X** \_\_\_\_\_  
Date

Signature of Bankruptcy Petition Preparer or officer, principal, responsible person, or partner whose Social Security number is provided above.

Names and Social-Security numbers of all other individuals who prepared or assisted in preparing this document unless the bankruptcy petition preparer is not an individual:

If more than one person prepared this document, attach additional sheets conforming to the appropriate official form for each person.

*A bankruptcy petition preparer's failure to comply with the provisions of title 11 and the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both 11 U.S.C. §110; 18 U.S.C. §156.*

B4 (Official Form 4) (12/07)

**United States Bankruptcy Court**  
**Northern District of Illinois**

In re **Kensington Court, LLC**

Debtor(s)

Case No.

Chapter **11**

**LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS**

Following is the list of the debtor's creditors holding the 20 largest unsecured claims. The list is prepared in accordance with Fed. R. Bankr. P. 1007(d) for filing in this chapter 11 [or chapter 9] case. The list does not include (1) persons who come within the definition of "insider" set forth in 11 U.S.C. § 101, or (2) secured creditors unless the value of the collateral is such that the unsecured deficiency places the creditor among the holders of the 20 largest unsecured claims. If a minor child is one of the creditors holding the 20 largest unsecured claims, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See 11 U.S.C. § 112; Fed. R. Bankr. P. 1007(m).

| (1)<br><i>Name of creditor and complete mailing address including zip code</i> | (2)<br><i>Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted</i> | (3)<br><i>Nature of claim (trade debt, bank loan, government contract, etc.)</i> | (4)<br><i>Indicate if claim is contingent, unliquidated, disputed, or subject to setoff</i> | (5)<br><i>Amount of claim [if secured, also state value of security]</i> |
|--|---|--|---|--|
| Angelo DiPaolo<br>4350 DiPaolo Center<br>Glenview, IL 60025                    | Angelo DiPaolo<br>4350 DiPaolo Center<br>Glenview, IL 60025   | Miscellaneous costs  |   | 219,426.36   |
| Cesario Builders<br>17W601 14th Street #2<br>Villa Park, IL 60181              | Cesario Builders<br>17W601 14th Street #2<br>Villa Park, IL 60181   | Design/architectural services rendered   |   | 13,153.22  |
| Cook County Treasurer<br>118 N. Clark Street<br>Chicago, IL 60602              | Cook County Treasurer<br>118 N. Clark Street<br>Chicago, IL 60602   | Real Estate Taxes  |   | 6,167.93   |
| Cook County Treasurer<br>118 N. Clark Street<br>Chicago, IL 60602              | Cook County Treasurer<br>118 N. Clark Street<br>Chicago, IL 60602   | Real Estate Taxes  |   | 6,164.59   |
| Cook County Treasurer<br>118 N. Clark Street<br>Chicago, IL 60602              | Cook County Treasurer<br>118 N. Clark Street<br>Chicago, IL 60602   | Real Estate Taxes  |   | 5,029.38   |
| CTR Systems<br>4350 DiPaolo Center<br>Glenview, IL 60025                       | CTR Systems<br>4350 DiPaolo Center<br>Glenview, IL 60025  | Televising sewers  |   | 5,963.00   |
| Di Paolo Co<br>4350 Di Paolo Center<br>Glenview, IL 60025                      | Di Paolo Co<br>4350 Di Paolo Center<br>Glenview, IL 60025   | Site improvement work  |   | 506,789.10   |
| Di Paolo Co<br>4350 Di Paolo Center<br>Glenview, IL 60025                      | Di Paolo Co<br>4350 Di Paolo Center<br>Glenview, IL 60025   | Management fees  |   | 40,000.00  |
| Downing & Bulmash, P.C.<br>1275 Milwaukee Ave., #300<br>Deerfield, IL 60015    | Downing & Bulmash, P.C.<br>1275 Milwaukee Ave., #300<br>Deerfield, IL 60015   | Legal services rendered  |   | 690.00   |
| I.G. Consulting Co.<br>300 E. Marquardt #101<br>Wheeling, IL 60090             | I.G. Consulting Co.<br>300 E. Marquardt #101<br>Wheeling, IL 60090  | Surveyors  |   | 11,335.00  |
| Much Shelist<br>191 N. Wacker Drive #1800<br>Chicago, IL 60606                 | Much Shelist<br>191 N. Wacker Drive #1800<br>Chicago, IL 60606  | Legal services rendered  |   | 3,285.00   |
| Sherwin J. Malkin Ltd.<br>3350 Columbia Ave<br>Lincolnwood, IL 60712           | Sherwin J. Malkin Ltd.<br>3350 Columbia Ave<br>Lincolnwood, IL 60712  | Legal services rendered  |   | 4,628.00   |

B4 (Official Form 4) (12/07) - Cont.  
In re **Kensington Court, LLC**

Case No. \_\_\_\_\_

Debtor(s)

**LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS**

(Continuation Sheet)

| (1)   | (2)  | (3)   | (4)  | (5)   |
|---|--|---|--|---|
| <i>Name of creditor and complete mailing address including zip code</i>                               | <i>Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted</i> | <i>Nature of claim (trade debt, bank loan, government contract, etc.)</i> | <i>Indicate if claim is contingent, unliquidated, disputed, or subject to setoff</i> | <i>Amount of claim [if secured, also state value of security]</i> |
| <b>Wells Fargo Bank<br/>Attn: Paul Sori<br/>123 N. Wacker Drive, Suite 1900<br/>Chicago, IL 60606</b> | <b>Wells Fargo Bank<br/>Attn: Paul Sori<br/>123 N. Wacker Drive, Suite 1900<br/>Chicago, IL 60606</b>  | <b>East Lake Street,<br/>Cook County,<br/>Illinois</b>                    |  | <b>3,173,052.51<br/><br/>(Unknown secured)</b>                    |
|   |  |   |  |   |
|   |  |   |  |   |
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**DECLARATION UNDER PENALTY OF PERJURY  
ON BEHALF OF A CORPORATION OR PARTNERSHIP**

I, the Managing Member of the corporation named as the debtor in this case, declare under penalty of perjury that I have read the foregoing list and that it is true and correct to the best of my information and belief.

Date **November 20, 2009**

Signature **/s/ Angelo DiPaolo**  
**Angelo DiPaolo**  
**Managing Member**

*Penalty for making a false statement or concealing property:* Fine of up to \$500,000 or imprisonment for up to 5 years or both.  
18 U.S.C. §§ 152 and 3571.

Angelo DiPaolo  
4350 DiPaolo Center  
Glenview, IL 60025

Cesario Builders  
17W601 14th Street #2  
Villa Park, IL 60181

Coldwell Banker Residential  
Real Estate, Inc.  
1420 Waukegan Road  
Glenview, IL 60025

Cook County States Attorney  
Civil Actions Bureau  
500 Daley Center, Room 575  
Chicago, IL 60602

Cook County States Attorney  
Civil Actions Bureau  
500 Daley Center, Room 575  
Chicago, IL 60602

Cook County States Attorney  
Civil Actions Bureau  
500 Daley Center, Room 575  
Chicago, IL 60602

Cook County Treasurer  
118 N. Clark Street  
Chicago, IL 60602

Cook County Treasurer  
118 N. Clark Street  
Chicago, IL 60602

Cook County Treasurer  
118 N. Clark Street  
Chicago, IL 60602

CTR Systems  
4350 DiPaolo Center  
Glenview, IL 60025

Di Paolo Co  
4350 Di Paolo Center  
Glenview, IL 60025

Di Paolo Co  
4350 Di Paolo Center  
Glenview, IL 60025

Downing & Bulmash, P.C.  
1275 Milwaukee Ave., #300  
Deerfield, IL 60015

I.G. Consulting Co.  
300 E. Marquardt #101  
Wheeling, IL 60090

Martin Carroll  
200 West Madison Street, Suite 300  
Chicago, IL 60606

Much Shelist  
191 N. Wacker Drive #1800  
Chicago, IL 60606

Sherwin J. Malkin Ltd.  
3350 Columbia Ave  
Lincolnwood, IL 60712

Wells Fargo Bank  
Attn: Paul Sori  
123 N. Wacker Drive, Suite 1900  
Chicago, IL 60606

Wells Fargo Bank, N.A.  
Middle Market Real Estate  
877 W. Main Street, 3rd Floor  
Boise, ID 83702